

# 6 Osterley Court, Clarence Place, Christchurch, BH23 2UL



£895 Per calendar month



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

[www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

Tel: 01425 625500  
Fax: 01425 625501  
[sales@rossnicholas](mailto:sales@rossnicholas)

Modern refurbished sizable first floor two large double bedroom flat offering approximately 1035 Sq Ft of accommodation with allocated parking situated in Clarence Place, located just off Fairmile Road and close to Christchurch Hospital, benefitting from security controlled communal entrance. Available 23rd May 2019. Sorry no benefits, no smokers or pets.

#### **COMMUNAL ENTRY PHONE**

Situated on the ground floor provides access to well lit well maintained communal corridors, staircase leads to first floor landing and door to left provides access to No. 6. Letter box, Chubb lock, spyhole, door provides access to:

#### **SPACIOUS ENTRANCE HALL** **8.61m x 1.07m 28'3" x 3'6"**

Coved and smooth finished ceiling, mains voltage smoke detector, double glazed sash style window overlooking the courtyard to the rear of the building. Two single panelled radiators, re-decorated and re-carpeted. Access to safety trip consumer unit, wall coat hooks, Drayton central heating thermostat, power points, door provides access to airing cupboard with new condensing tumble drier and radiator with slatted shelving above, door provides access to:

#### **SITTING/DINING ROOM** **5.16m x 4.87m 16'11" x 16'0"**

Re-carpeted with double opening sash window overlooking The Fairmile with views towards Christchurch fire station. Radiator with independent thermostat, TV aerial point, NTL connection point, power points, telephone point, additional double panelled radiator with independent thermostat. Two ceiling light points fitted with dimmer switches.



#### **KITCHEN** **3.26m x 2.85m 10'8" x 9'4"**

Modern Shaker style kitchen with cream fronted units with wood block roll top work surfaces with fitted Electrolux four ring gas hob with Electrolux concealed extractor canopy above. Electrolux fan assisted oven and grill beneath. Floor standing Bosch washing machine, full size dishwasher, full size fridge/freezer. Stainless steel one and a half bowl sink unit with swan neck mixer tap, comprehensive range of eye level and floor mounted storage units, deep pan drawers, attractive tiled splash backs, tiled flooring, double panelled radiator, wall mounted central heating boiler and numerous Halogen downlights. New (2019) wall mounted combination boiler.



#### **BEDROOM ONE** **5.37m x 3.49m 17'7" x 11'5"**

Please note max length is 24ft. Smooth finished ceiling, ceiling light point, two double opening sash windows overlooking The Fairmile. Radiator with independent thermostat, TV aerial point, power points, telephone connection point, door provides access to:



#### **EN-SUITE SHOWER ROOM** **2.29m x 1.91m 7'6" x 6'3"**

Ceiling downlights, wall mounted mirror, tiling to half height and full height in shower cubicle, shower cubicle benefits from double width tray with sliding glazed door with monobloc thermostatically controlled shower mixer with adjustable shower attachment above. Low level WC, push button flush, Pedestal wash hand basin, radiator with independent thermostat, tiled flooring.



#### **BEDROOM TWO** **5.37m x 2.80m 17'7" x 9'2"**

Please note the max length is 24ft. A stunning sized double bedroom with smooth finished ceiling, ceiling light point. Sash window overlooking The Fairmile with double panelled radiator beneath with independent thermostat, TV aerial, power points.



**BATHROOM 2.30m x 1.91m 7'7" x 6'3"**

Smooth finished ceiling, numerous ceiling downlights. Panelled enclosed bath with separate hot and cold taps. Low level WC pedestal wash hand basin with hot and cold tap, wall mounted mirror above. Tiling to half height, Vinyl cushion flooring, radiator with thermostat.



**OUTSIDE**

Allocated parking

**VIEWING ARRANGEMENTS**

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

**DIRECTIONAL NOTE**

From our Office in New Milton follow the signs for Christchurch. On reaching Christchurch turn right at the main roundabout at Christchurch into Fairmile Road and Osterley Court will be found on the left just after the Fire Station on the right.

**ADMIN FEES**

£200 plus VAT = £240 for up to two people. £50 plus VAT = £60 for any further applicants and guarantors. Any fees lodged with Ross Nicholas & Company are non-refundable. Admin fees are only refunded if the Landlord withdraws the property from the market.

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website

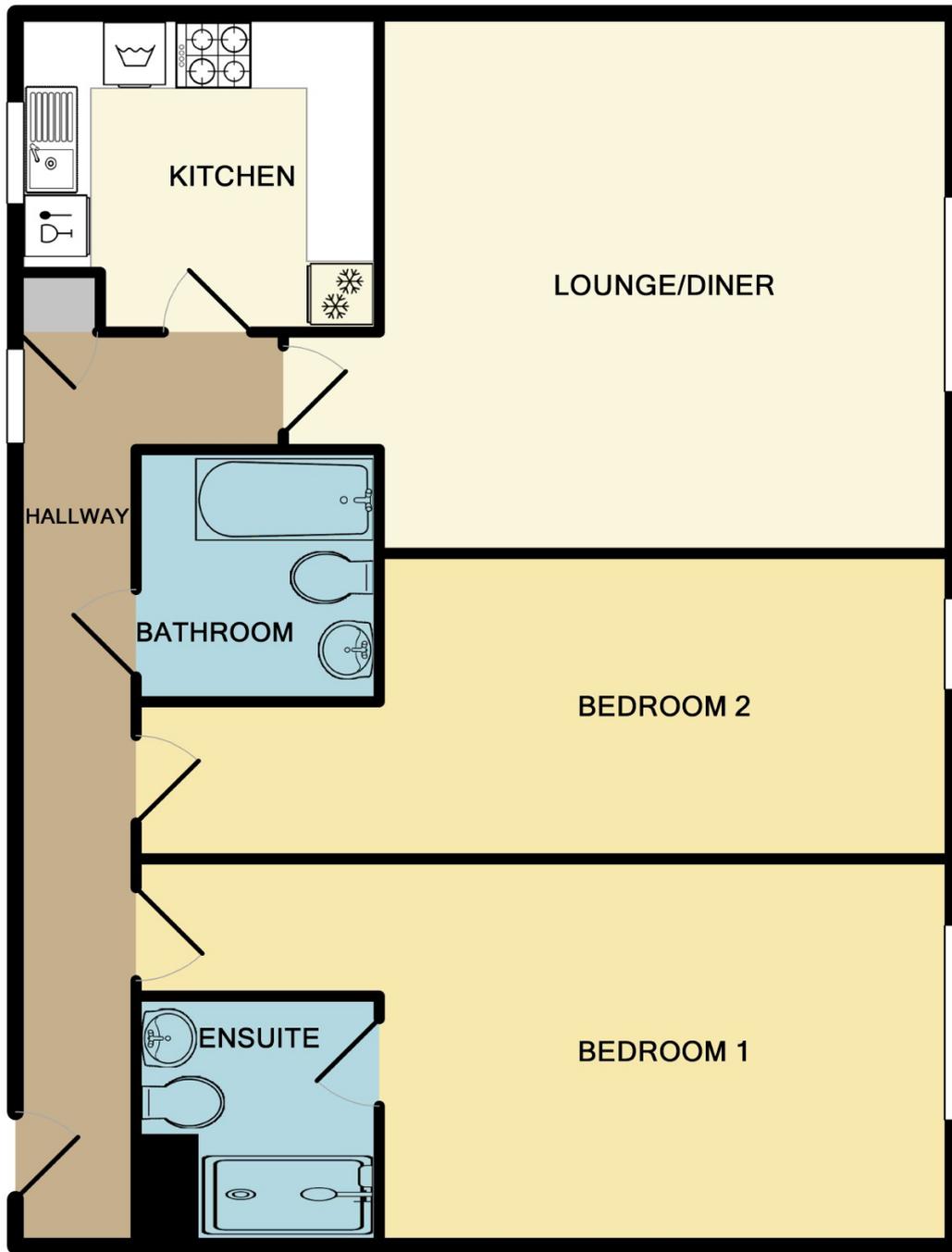
[www.depositprotection.com](http://www.depositprotection.com).

The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

**COMPLAINTS PROCEDURE**

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website [www.tpos.co.uk](http://www.tpos.co.uk)





TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>83</b>	<b>87</b>
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>84</b>	<b>87</b>
England & Wales	EU Directive 2002/91/EC		

